



**PARK CITY COUNCIL MEETING MINUTES
445 MARSAC AVENUE
PARK CITY, UTAH 84060**

November 2, 2023

The Council of Park City, Summit County, Utah, met in open meeting on November 2, 2023, at 3:15 p.m. in the City Council Chambers.

Council Member Gerber moved to close the meeting to discuss property and personnel at 3:20 p.m. Council Member Toly seconded the motion.

RESULT: APPROVED

AYES: Council Members Dickey, Doilney, Gerber, Rubell and Toly

CLOSED SESSION

Council Member Gerber moved to adjourn from Closed Meeting at 4:45 p.m. Council Member Dickey seconded the motion.

RESULT: APPROVED

AYES: Council Members Dickey, Doilney, Gerber, Rubell and Toly

WORK SESSION

Adjustment or Waiver of Construction and Development and Impact Fees Policy Update:

JJ Trussell, Deputy Building Official, presented this item and reviewed the criteria for considering fee waivers for construction projects. He indicated the policy had been in effect for 20 years and it needed to be updated. He defined eligibility for entities applying for fee waivers and noted that included non-profits or entities that could show the project had significant public benefit. Council Member Dickey asked if “public benefit” was a new definition in the policy, to which Trussell affirmed and stated the definition was taken from the code. He noted “non-profit” only applied to 501(c)3, governmental agencies, special service districts, or religious groups.

Trussell stated eligibility could be considered for voluntary affordable housing units that went above the mandated affordable housing required in master planned developments (MPD). He also indicated the updated policy should include language that fee waiver applications should be submitted to the Building Official. He proposed that right-of-way

bonds should not be waived in the application process and a due date set for requesting a fee waiver of 90 days from the relevant application. Council Member Dickey didn't want to set the City up to start making exceptions if people applied late. Thacker stated most applicants applied within that timeframe.

Trussell reviewed the documents that would be required with the application. He asked if the City should require a financial document showing the need for a waiver. Council Member Toly thought a financial threshold was subjective. Council Member Doilney did not support mandating proof of financial need and stated that could disincentivize a partner trying to do good in the community. Council Member Gerber agreed. Trussell also proposed that ineligible applications should not be considered, but should be denied immediately.

Trussell indicated another change to the policy was that waiver requests would come to Council if the requested amount was over \$25,000. The Council supported the change. He also discussed changes to the scoring system. Currently, whatever percentage the committee scored a project, that was the percentage of the waiver request they recommended. Another option could be waiving the percentage of the fee with four options: 25%, 50%, 75% or 100%. Council Member Dickey asked Trussell to look at the scoring criteria, which included contributing to Council goals, community/public benefit, demonstrated financial need, and additional City benefit (other funding provided by the City). Council Member Rubell felt this was a good proposal. Council Members Dickey, Doilney, and Toly favored the original allocation based on the score. Council Member Gerber asked Trussell to look at other cities to see how they scored their requests. Mayor Worel stated Trussell should continue with the current recommendation model and come back with information from other municipalities.

Discuss Clark Ranch Feasibility Study Results:

Browne Sebright, Housing Department, and Jarrett Moe, Stereotomic, presented this item. Sebright reviewed the history of the Clark Ranch property and indicated Stereotomic performed a feasibility study for water pressure, steep slopes, etc. and found 10-15 acres would be suitable for affordable housing. They were considering three density options for the site. He noted the property would need two access points and those costs would range from \$5 million to \$10 million. Those roads would be to develop the frontage road along SR248 and to access a road in Park City Heights.

Moe indicated much of the property was very steep. If this project moved forward, they would need to set aside 128 acres as was required by code. He thought it best to leave the Sensitive Lands Overlay. Water access was straightforward and could be taken from the water tank at Park City Heights and sewer could be accessed from that subdivision as well. Moe reviewed the density options: Option One would be clustered townhomes. Option Two would be a mix of townhomes and multi-unit stacked buildings. Option Three had a greater footprint and would be horizontal units. Moe discussed the traffic impact for this site and stated it was below the threshold. The cost for the project would range from \$55 million to \$94 million depending on the option chosen.

Council Member Gerber asked if the parking allotment was per the Affordable Master Planned Development (AMPD) requirements, to which Moe affirmed. Council Member Rubell thanked Sebright and stated this information was what Council was looking for. Council Member Toly asked how much of the frontage road would be improved. Moe stated it would be developed to the edge of the developable property. Council Member Toly asked why an amphitheater was included in the project. Moe stated retention ponds were required and an amphitheater would be a good amenity that could double as a retention pond. Council Member Dickey asked to discuss the affordability when this was brought back and noted this could be a public/private partnership. Council Member Doilney asked to see the cost with the land value included. Mayor Worel stated this information was a good base to move forward from.

REGULAR MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Nann Worel Council Member Ryan Dickey Council Member Max Doilney Council Member Becca Gerber Council Member Jeremy Rubell (via Zoom) Council Member Tana Toly Matt Dias, City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	Present
None	Excused

II. RECOGNITION

1. Consideration to Approve Resolution 19-2023, a Resolution Proclaiming November 11, 2023 as a Day to Honor Veterans in Park City, Utah:

Michelle Downard invited Park City staff veterans Gabe Shields, Jason Rose, and Mike McComb to the presentation table. She announced different events in town honoring veterans and displayed a patriotic PowerPoint presentation. She noted Boy Scout Troop 72 was in attendance and they had a service project to retire American flags appropriately. She thanked veterans for their service.

Shields stated he joined the Army in 2010 and went from a timid, self-centered kid to a confident and strong person. He stated the strength of his convictions was supported by the community and the City. McComb thanked Council for their support. Mayor Worel thanked staff for their service in the community and for the City. The Council read the resolution aloud.

Mayor Worel opened the public input. No comments were given. Mayor Worel closed the public input

Council Member Gerber moved to approve Resolution 19-2023, a resolution proclaiming November 11, 2023, as a day to honor veterans in Park City, Utah. Council Member Doilney seconded the motion.

RESULT: APPROVED

AYES: Council Members Dickey, Doilney, Gerber, Rubell and Toly

III. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Toly stated Halloween on Main was a great event. She noted ballots would be arriving in mailboxes. Council Member Gerber noted the surveys for the 5-acre study and the Bonanza Park feasibility study were online and she encouraged people to take those. She thanked staff for their work on the Halloween on Main Street event. She thought there needed to be a discussion with the school district to resolve some traffic issues on Halloween. Mayor Worel stated Representative John Curtis attended the Halloween on Main Street event and he was in costume. Council Member Rubell indicated during this election season, the community should hold the current and future elected officials accountable and ensure they do what they said they would do.

Mayor Worel announced the City Fire Wise USA certificate was renewed for another year and she thanked staff for making this possible. With the certificate, any suppression costs associated with a fire in the City would be paid for by the Forestry, Fire, and State Lands. She also welcomed Boy Scout Troop 72 to tonight's meeting.

Staff Communications Reports:

1. 2023 Golf Season Update:

2. PC Transit 2023-2024 Winter Service Plan Update:

IV. PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)

Mayor Worel opened the meeting for any who wished to speak or submit comments on items not on the agenda.

Eric Armantrout, 84098 stated he was the scoutmaster of the troop here tonight. He thanked Council for the Veterans' Day resolution that passed tonight. He and other scouting leaders were veterans. He noted many in public service wore a Scout uniform

first. He indicated there was a dropbox at the Summit County Library where the public could drop off worn out flags.

Bill Johnson, 84060, indicated November was lung cancer awareness month and he encouraged the public to learn about this disease. It was the leading cause of death in the nation. Radon was a leading cause of lung cancer. He advocated for radon monitors.

John Greenfield, 84060, stated the Clark Ranch maps were not reflective of the site and noted there was construction by that area. He encouraged Council to walk the area. He also discussed microtransit and indicated he talked to a driver who made 40-50 trips per day to the Montage.

Mayor Worel closed the public input portion of the meeting.

V. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from October 10, 2023:

Council Member Gerber moved to approve the City Council meeting minutes from October 10, 2023. Council Member Doilney seconded the motion.

RESULT: APPROVED

AYES: Council Members Dickey, Doilney, Gerber, Rubell and Toly

VI. CONSENT AGENDA

1. Request to Authorize the City Manager to Execute a License Agreement, in a Form Approved by the City Attorney, with Toro Blanco Group for Cellular Antenna Installations in the Public Right-of-Way:

2. Request to Approve a Final Three-Year Extension to Exhibit E of the Interlocal Agreement with Park City School District for the Joint Use of Facilities for Recreation:

3. Request to Approve the Estimating Agreement for a Potential Utility Relocation Project Not To Exceed \$150,000 with Rocky Mountain Power in a Form Approved by the City Attorney:

Council Member Gerber moved to approve the Consent Agenda. Council Member Dickey seconded the motion.

RESULT: APPROVED

AYES: Council Members Dickey, Doilney, Gerber, Rubell and Toly

VII. OLD BUSINESS

1. Consideration of Deer Valley Development Company's Petition for the City to Vacate Portions of Right-Of-Way on Deer Valley Drive West and South, and to Dedicate Doe Pass Road to the City, as Part of the Snow Park Village Base Area Master Planned Development and Subdivision Application:

Mayor Worel stated there had been 15 public meetings on this in the last 16 months. The Council heard the voice of the community on downstream effects of the plan, reducing congestion and expanding transit, and having more affordable housing. The Council continued to press for progress on these priorities with Deer Valley. She looked forward to sharing more details at future meetings.

Todd Bennett, Deer Valley Resort President and COO, stated the conversations with the Council and the community were not always easy but they were very respectful. He appreciated the approach taken by the Council. Council Member Rubell asked why this item kept being continued. Mayor Worel stated it was continued because of noticing requirements. The meetings got continued so the public hearing could remain open. If the public hearing closed, it would take three weeks before this came back on the agenda.

Mayor Worel opened the public hearing.

Tanner Blackburn, Deer Crest Masters Association General Manager, stated his association and the homeowners supported Deer Valley and the City's efforts to come up with the best product that would be beneficial to all.

Mark Duross 84060, on behalf of Amber Day Star, indicated the residents stood in support of the Protect the Loop (PTL) group. He didn't like the configuration of the loop and he recommended having the garages on the east side.

Roya Baldrige, Comstock Lodge, stated they would have to give up trees and curb to make the Deer Valley plan work. She supported the proposal by PTL. Also, for some concerts, there was so much traffic that the last car left the parking lot at midnight. She stated the traffic studies did not reflect the conditions she just explained, and she asked for new traffic studies. She indicated the loop would have two or three traffic signals and the road would be a four-lane road. She felt this was a safety hazard. She wanted Deer Valley to prosper, but she wanted them to consider other options.

Sally Jablon stated she was passionate about Deer Valley. She was concerned that there should be evidence-based reasons for doing this project and not do it based on what people thought would happen. She wanted evidence of peak traffic numbers and

asked for a plan that would not take away the residents' quality of life and still allow Deer Valley to have theirs.

John Greenfield 84060 stated the traffic study performed by a third party stated the daily traffic would increase by 34%. Nobody knew what would happen now, but he knew the plans were changing. He wanted to send out good vibes. He asked to know how close this was to being resolved.

Council Member Doilney moved to continue the Deer Valley Development Company's petition for the City to vacate portions of right-of-way on Deer Valley Drive West and South, and to dedicate Doe Pass Road to the City, as part of the Snow Park Village Base Area Master Planned Development and Subdivision application to November 16, 2023. Council Member Gerber seconded the motion.

RESULT: CONTINUED TO NOVEMBER 16, 2023

AYES: Council Members Dickey, Doilney, Gerber, Rubell and Toly

VIII. NEW BUSINESS

1. Consideration to Approve Ordinance No. 2023-51, an Ordinance Amending Sections 4-1-1, 4-3-6, and 4-7-3 of the Municipal Code of Park City, Utah:

Jenny Diersen, Special Events Manager, stated these code amendments would clean up the code to reflect the name change from "Business Improvement District" to "Business District." It would also remove the requirement to pay the business district fee.

Mayor Worel opened the public hearing. No comments were given. Mayor Worel closed the public hearing.

Council Member Doilney moved to approve Ordinance No. 2023-51, an ordinance amending Sections 4-1-1, 4-3-6, and 4-7-3 of the Municipal Code of Park City, Utah. Council Member Dickey seconded the motion.

RESULT: APPROVED

AYES: Council Members Dickey, Doilney, Gerber, Rubell and Toly

IX. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

An aerial photograph of a mountain town covered in snow. The town features numerous buildings with snow-laden roofs, interspersed with evergreen trees. In the background, a winding road or path is visible on a snowy slope. The overall scene is serene and wintry.

Adjustment or Waiver of Construction, Development, & Impact Fees

Policy Updates



Background

- Fee waivers help the City to support community goals.
- Recent fee waivers:
 - New bus shelters on Park Avenue.
 - The NAC's Mountain Center.
 - Engine House affordable housing project.
- Fee waivers are a common tool used by municipalities.
- The City originally included the option of waiving fees in the 2002 amendments to the fee schedule in Title 11 of the code. [Ord. 02-32.](#)
- Current policy and the codes it supports were last amended in April 2017.
- Council asked for policy update in November of 2022.
 - Council members expressed interest in examining the eligibility requirements of the policy and the Fee Adjustment Committee's recommendation process.

Development Fee Process

1. Planning fees - due at application for a land use permit.
 - Examples: plat amendment, conditional use permit, historic district review.
2. Building permit fees - due before issuance of building permit.
 - Building fees – 1.05% of construction valuation.
 - Impact fees – based on impact fee schedule [Park City Municipal Code 11-13](#).
 - Recreation, public safety, indoor water, irrigation, etc.
 - Plan check fee – 65% of fee subtotal.
 - Other misc. fees – example: water meter fees.
3. Engineering permit fees – for work in City right-of-way, due before work starts.
 - Driveways, sidewalks, curb, utility work, etc.
 - Bond required to ensure completion/quality of work, refundable after 1 year.

Eligibility

- Define “public benefit” - *SUBSTANTIAL BENEFIT. Significant improvement or positive effect that will fill a community need and/or meet a specified City Council goal and provide a considerable economic, financial, or environmental benefit to the community that does not currently exist. [Park City Municipal Code 15-15.](#)*
- Clarify “non-profit” in policy - *501(c)3, governmental agency, special service district, or religious group.*
- Clarify that only the portion of fees applicable to voluntary affordable housing units are eligible for waiver?
- Clarify that all fee waiver applications for Development projects are to be made to the *Building Official*?

Eligibility

- Can ROW bonds be waived? – *Staff recommends that bonds should not be eligible.*
- Due date to apply for fee waiver? *within 90 days of relevant application?*
- Add document attachment requirements to policy (currently only identified on the application):
 - Comprehensive project plans or complete scope of work.
 - Demonstration of eligibility for the waiver (organizational).
 - Demonstration of need for the waiver (financial).
- Ineligible applications not forwarded for decision? - *Recommend that they should be denied at intake.*

Review Process

- Should waiver authority be based on each application's total amount or on the current annual total?
 - Currently City Manager may waive up to \$25,000 for individual projects unless the annual total exceeds \$200k.
 - **After annual waived-fee total reaches \$200k all waiver requests must go to Council.**
- *Staff Recommends Council only review projects which individually exceed \$25,000.*
 - *City Manager would review all requests which individually are less than \$25,000. Staff would provide annual total to City Manager and/or Council for the benefit of decision making, as well as any other budgetary information, as necessary.*

Review Process

- Fee Adjustment Committee current scoring recommendations:
 - 30% - Contributing to Council Goals.
 - 25% - Community/Public Benefit.
 - 25% - Demonstrated financial need.
 - 20% - Additional City Benefit/Funding has been provided (indicating the City's commitment to the project).
- Should the policy add “guardrails” to the above scoring?
 - Option 1: project scores tied directly to eligible amount – 73% means 73% of fees waived
 - Option 2: project scores divided into steps. Example:
 - 0-24 points – Eligible for up to 25%
 - 25-49 points – Eligible for up to 50%
 - 50-74 points – Eligible for up to 75%
 - 75-100 points – Eligible for up to 100%
 - Other option?



**Return on 11/16 for policy
adoption**



CLARK RANCH

AFFORDABLE HOUSING FEASIBILITY STUDY - DRAFT

SEPTEMBER 19, 2023

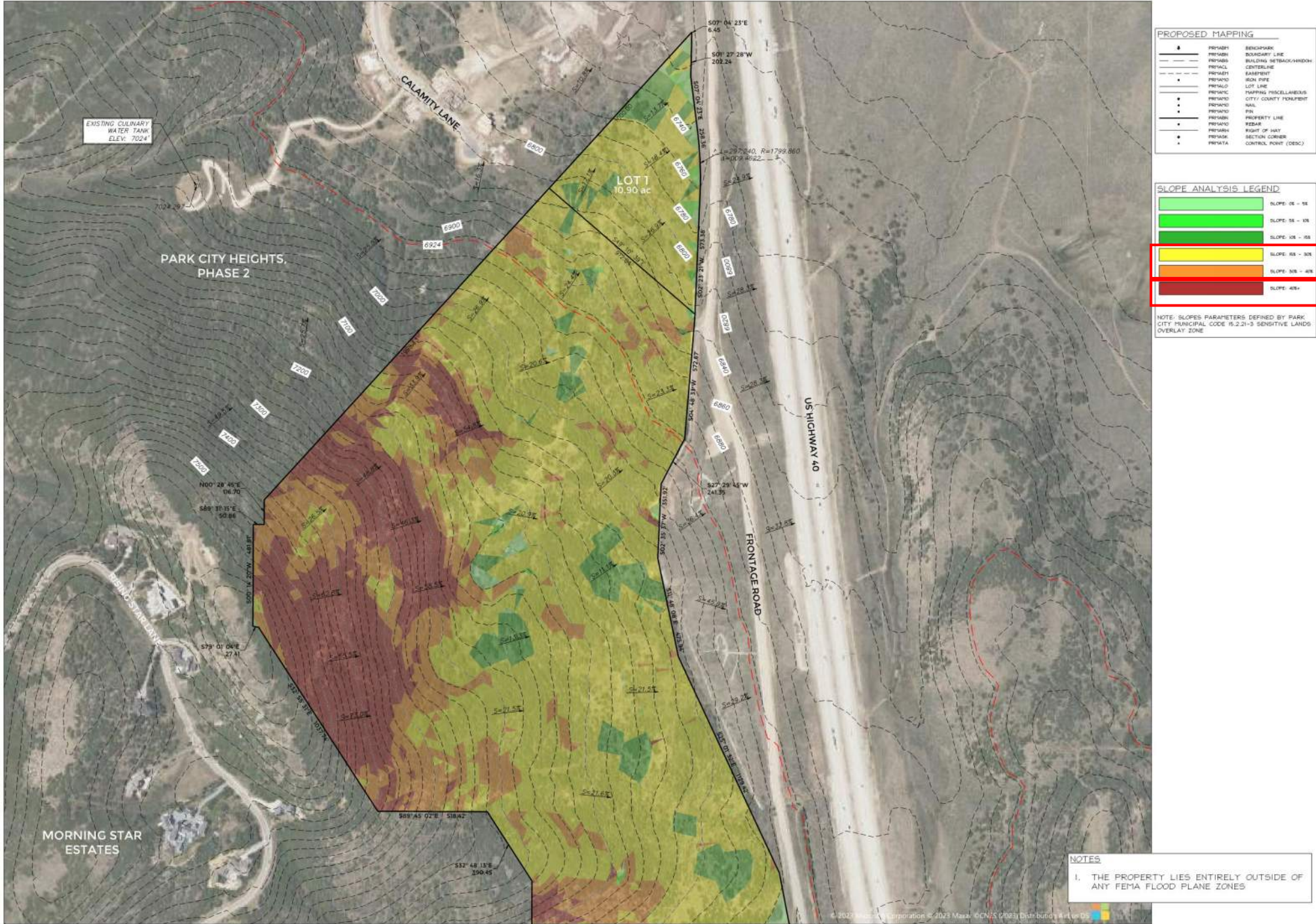


HOFFMAN LAW

 **TALISMAN**
CIVIL CONSULTANTS

G.B.D


stereotomic



PROPOSED MAPPING

—	PROPERTY	BENCHMARK
---	PROPERTY	BOUNDARY LINE
---	PROPERTY	BUILDING SETBACK/SHEDLINE
---	PROPERTY	CENTERLINE
---	PROPERTY	EASEMENT
---	PROPERTY	IRON PIPE
---	PROPERTY	LOT LINE
---	PROPERTY	MAPPING MISCELLANEOUS
---	PROPERTY	CITY COUNTY PERMIT
---	PROPERTY	MAIL
---	PROPERTY	PIR
---	PROPERTY	PROPERTY LINE
---	PROPERTY	REBAR
---	PROPERTY	RIGHT OF WAY
---	PROPERTY	SECTION CORNER
---	PROPERTY	CONTROL POINT (DESC)

SLOPE ANALYSIS LEGEND

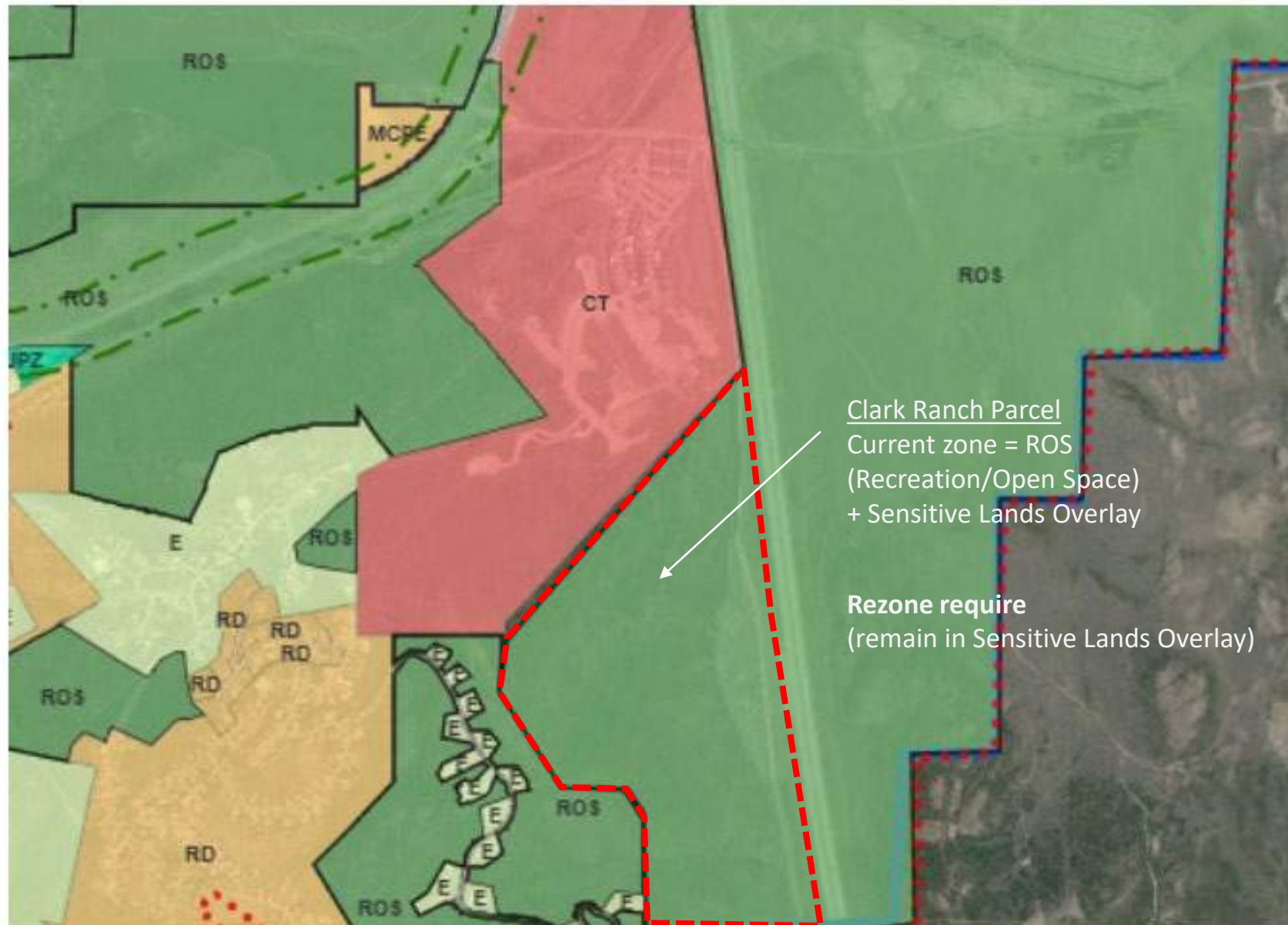
Green	SLOPE: 0% - 10%
Yellow	SLOPE: 10% - 20%
Orange	SLOPE: 20% - 30%
Red	SLOPE: 30% - 40%+

NOTE: SLOPES PARAMETERS DEFINED BY PARK CITY MUNICIPAL CODE 15.2.01-5 SENSITIVE LANDS OVERLAY ZONE

Sensitive Lands Overlay

Steep Slope
Very Steep Slope
(no development)

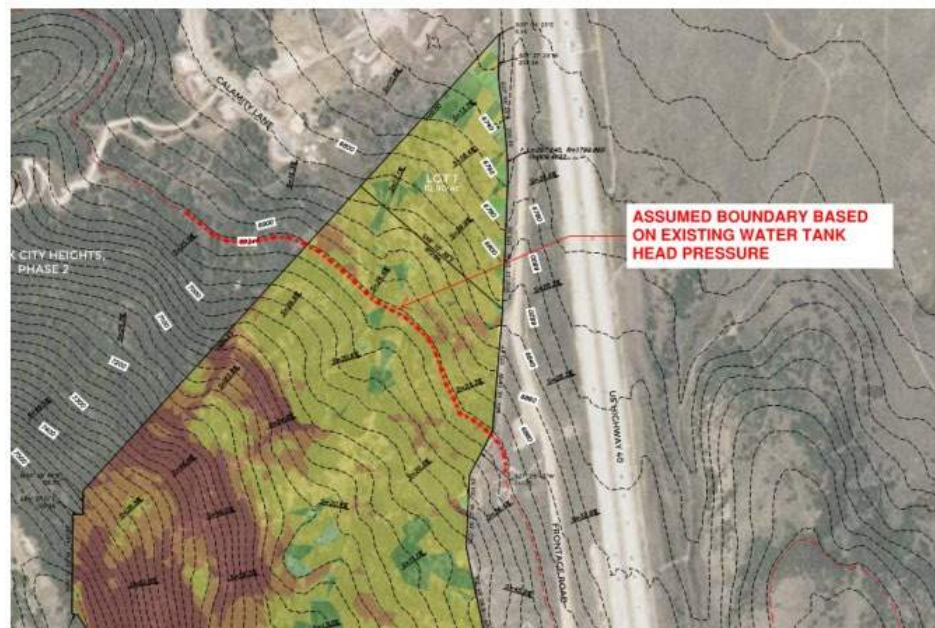
Slope analysis



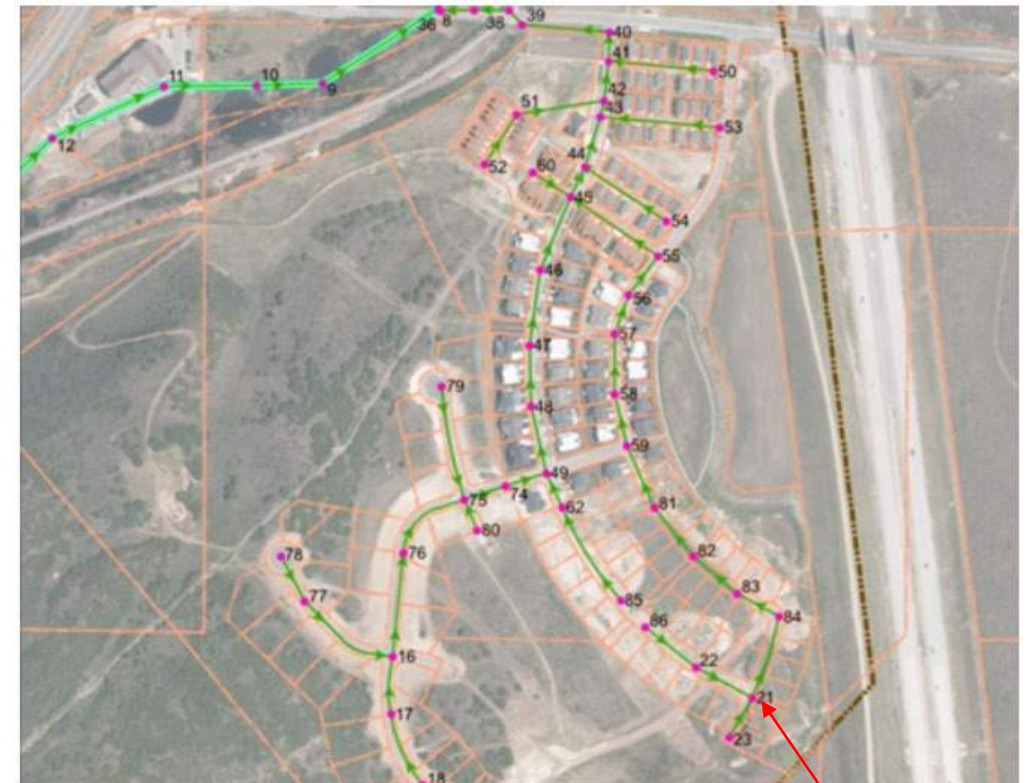
Clark Ranch Parcel
Current zone = ROS
(Recreation/Open Space)
+ Sensitive Lands Overlay

Rezone require
(remain in Sensitive Lands Overlay)

Illust. 23.1 - map illustrating the current zoning district for Clark Ranch West Parcel; Source: Park City Planning Department map gallery



Illust. 18.1 - Assumed boundary based on existing water tank head pressure



Illust. 19.1 - Existing Sanitary Sewer map for the Park City Heights Development

Existing sewer tie in point

An aerial photograph of a mountainous region. A multi-lane road runs diagonally from the bottom left towards the center. To the right of the road, a triangular area of land is highlighted in green and outlined in red. A red arrow points from the text 'Least visually intrusive' to this green area. Further up the hill, a larger area is outlined in red. In the background, there are more mountains, some with patches of snow or light-colored rock. A residential area with houses and streets is visible in the lower right. The sky is clear and blue.

Least visually intrusive
Lowest average slope



Illust. 15.1 - The North portion of Clark Ranch West Parcel as viewed from HWY 248 near the Park City Film Studios



Illust. 15.2 - The North portion of Clark Ranch West Parcel as viewed from the roundabout at the Park City Hospital



Illust. 14.1 - Clark Ranch West Parcel as viewed from Hwy 40 Southbound

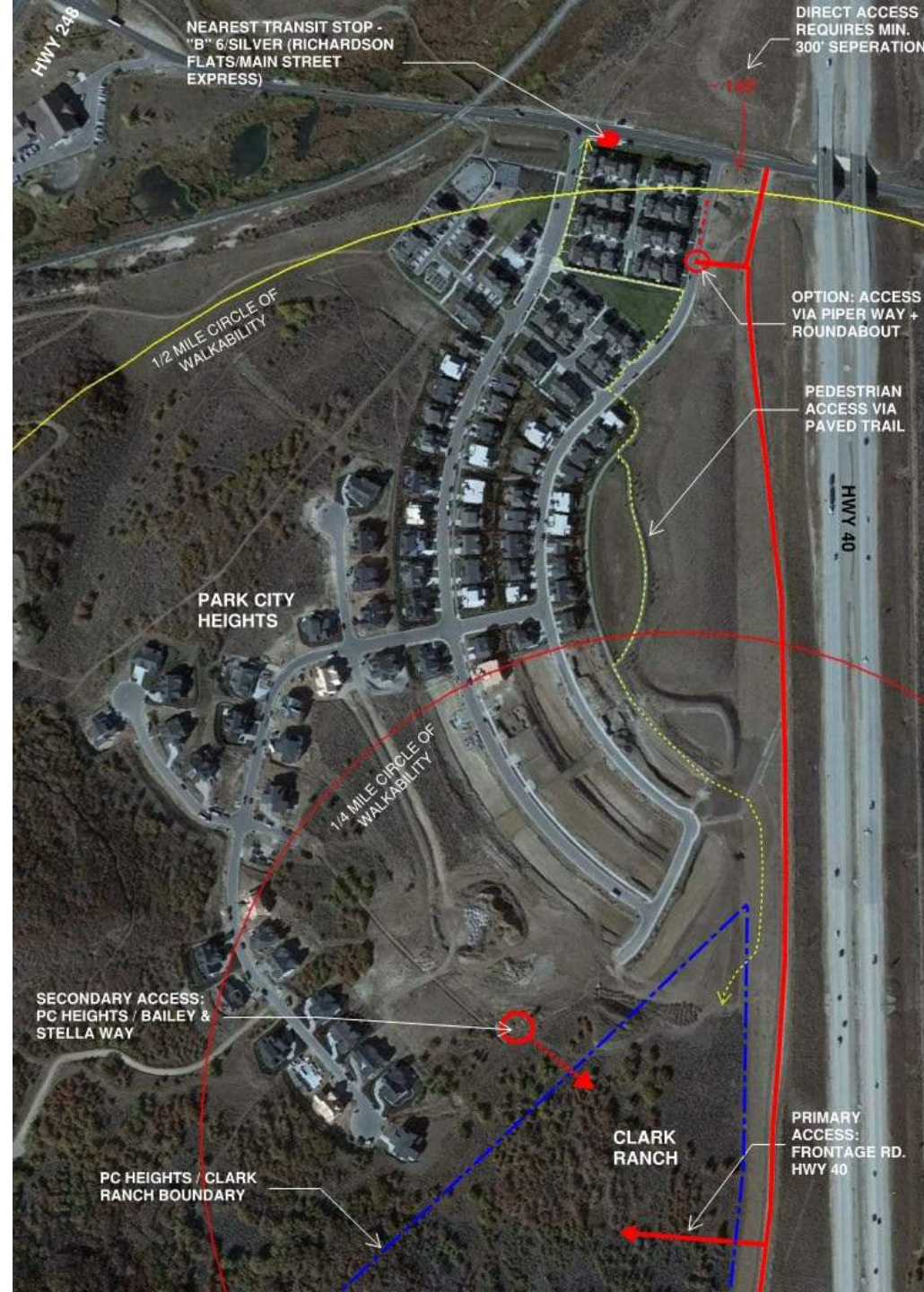


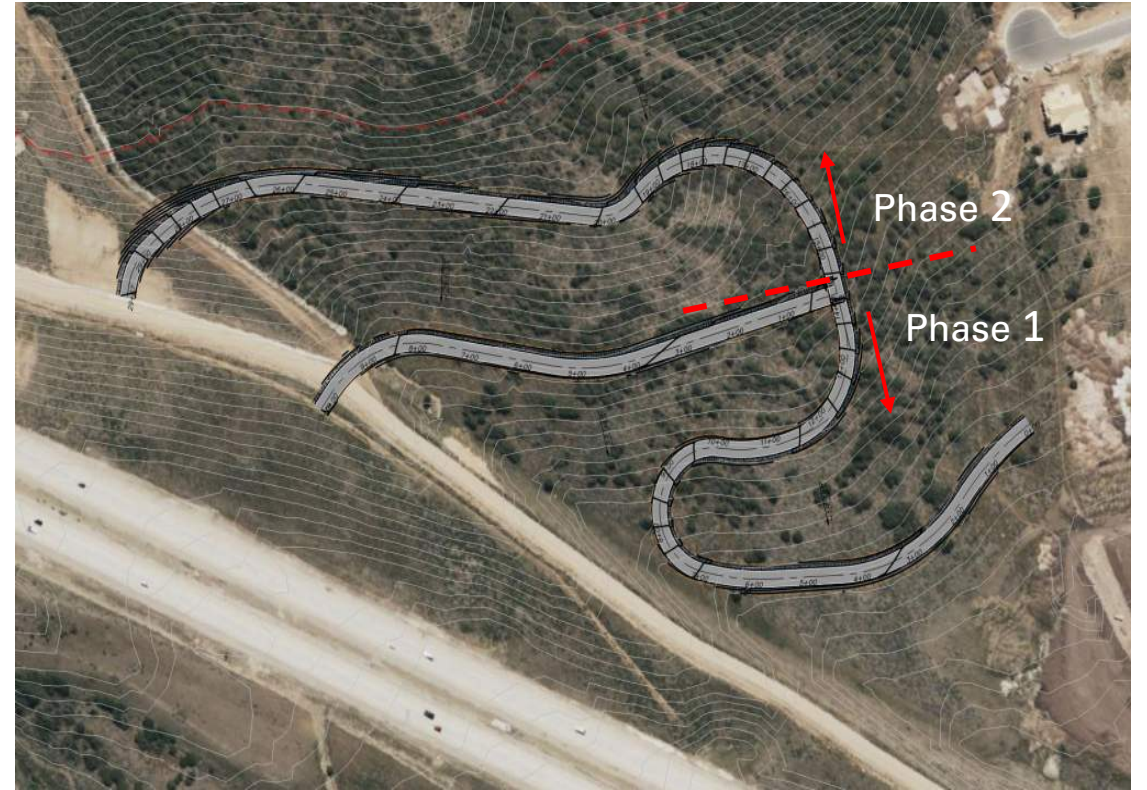
Illust. 14.2 - Clark Ranch West Parcel as viewed from Hwy 40 Southbound; as you approach from the north



Illust. 14.3 - The Clark Ranch West Parcel's Northeast corner becomes obscured by the grading for HWY 40 in close proximity

Site access





Site access layout variations

Concept Density Plans



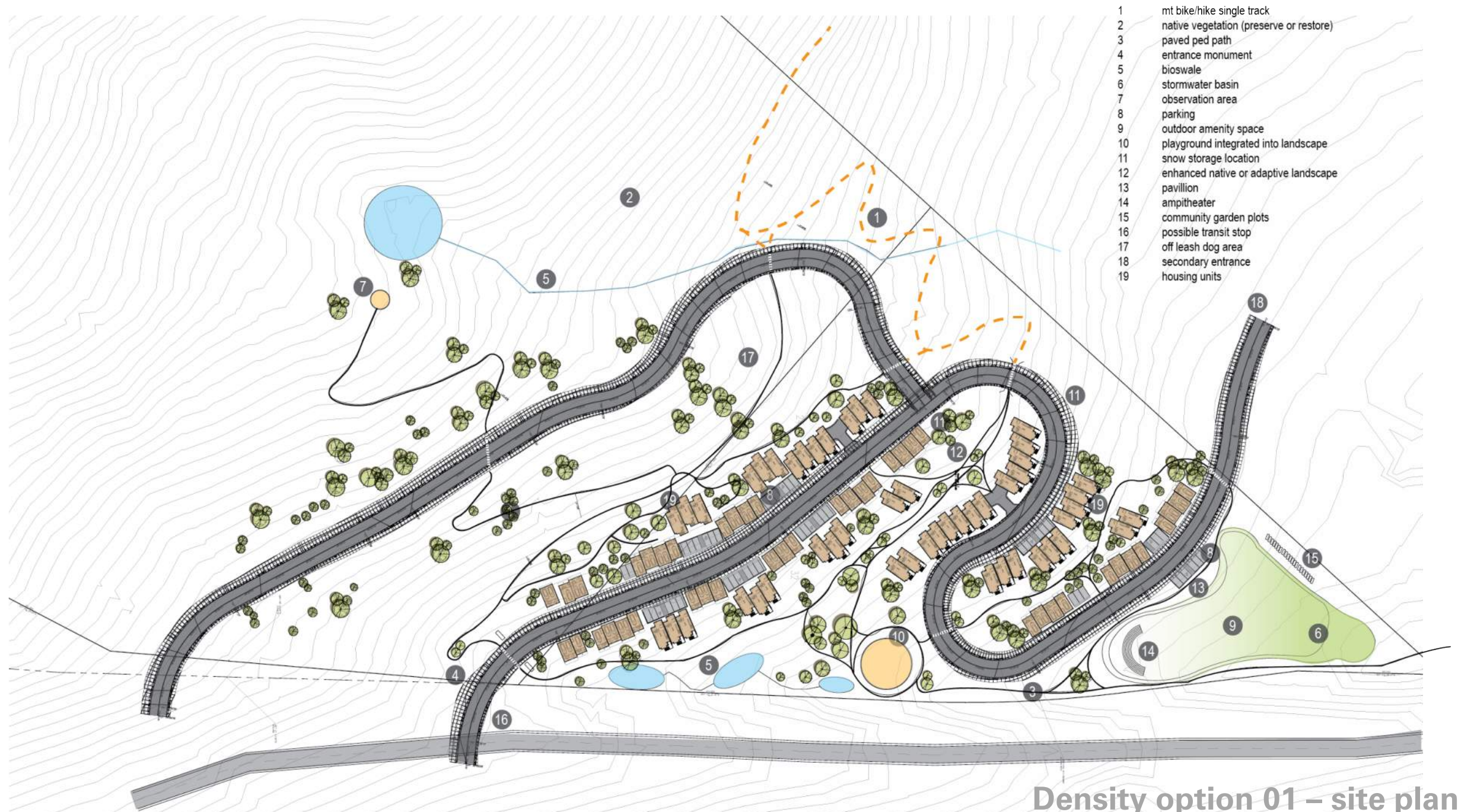
Illustration of the town-home unit typologies as part of the overall site design (stereotomic)



Conceptual visualization of the town-homes typology with shared entry access. The open areas between the units provide a unique approach to walk-ability by decoupling the pedestrian paths from the roadways (stereotomic)



Conceptual visualizations of the smaller scale town homes with shared entry and parking. Shared open space allows generous access to the natural landscape and promotes a sense of community (stereotomic)



- 1 mt bike/hike single track
- 2 native vegetation (preserve or restore)
- 3 paved ped path
- 4 entrance monument
- 5 bioswale
- 6 stormwater basin
- 7 observation area
- 8 parking
- 9 outdoor amenity space
- 10 playground integrated into landscape
- 11 snow storage location
- 12 enhanced native or adaptive landscape
- 13 pavilion
- 14 amphitheater
- 15 community garden plots
- 16 possible transit stop
- 17 off leash dog area
- 18 secondary entrance
- 19 housing units

Density option 01 – site plan



illust. 35.1 - east view of the massing as it relates to the lower hillside (Stereotomic)



illust. 35.2 - south birdseye view looking north east towards the junction of hwy 248 & hwy 40 (Stereotomic)



illust. 36.1 - West view of the massing as it relates to the lower hillside (Stereotomic)

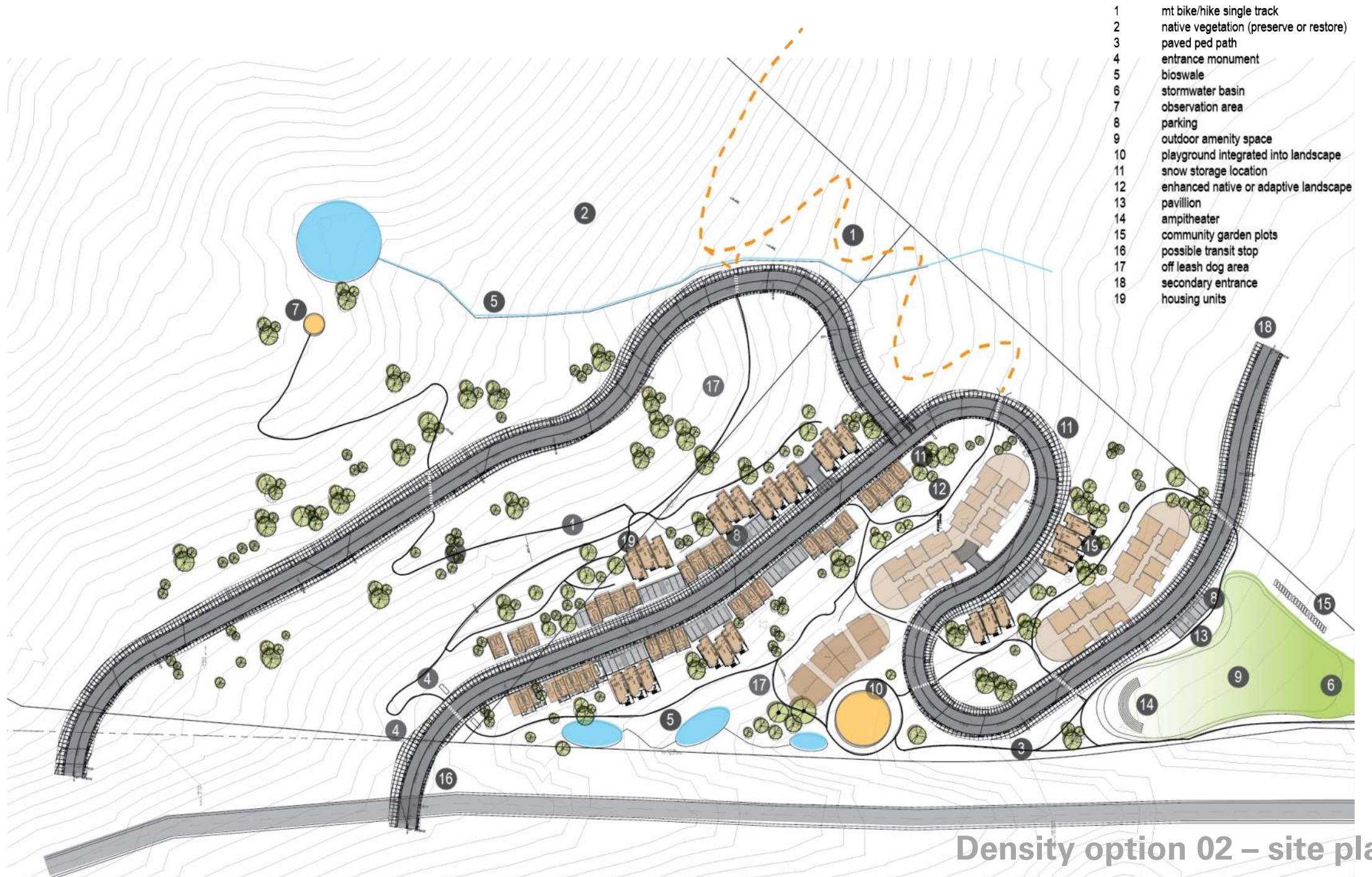


illust. 36.2 - north birdseye view looking south along hwy 40 (Stereotomic)



illust. 40.1 - conceptual visualization of the medium scale multifamily structures with shared entry and shared parking. (Stereotomic)





Density option 02 – site plan



illust. 42.1 - West view of the massing as it relates to the lower hillside (Stereotomic)



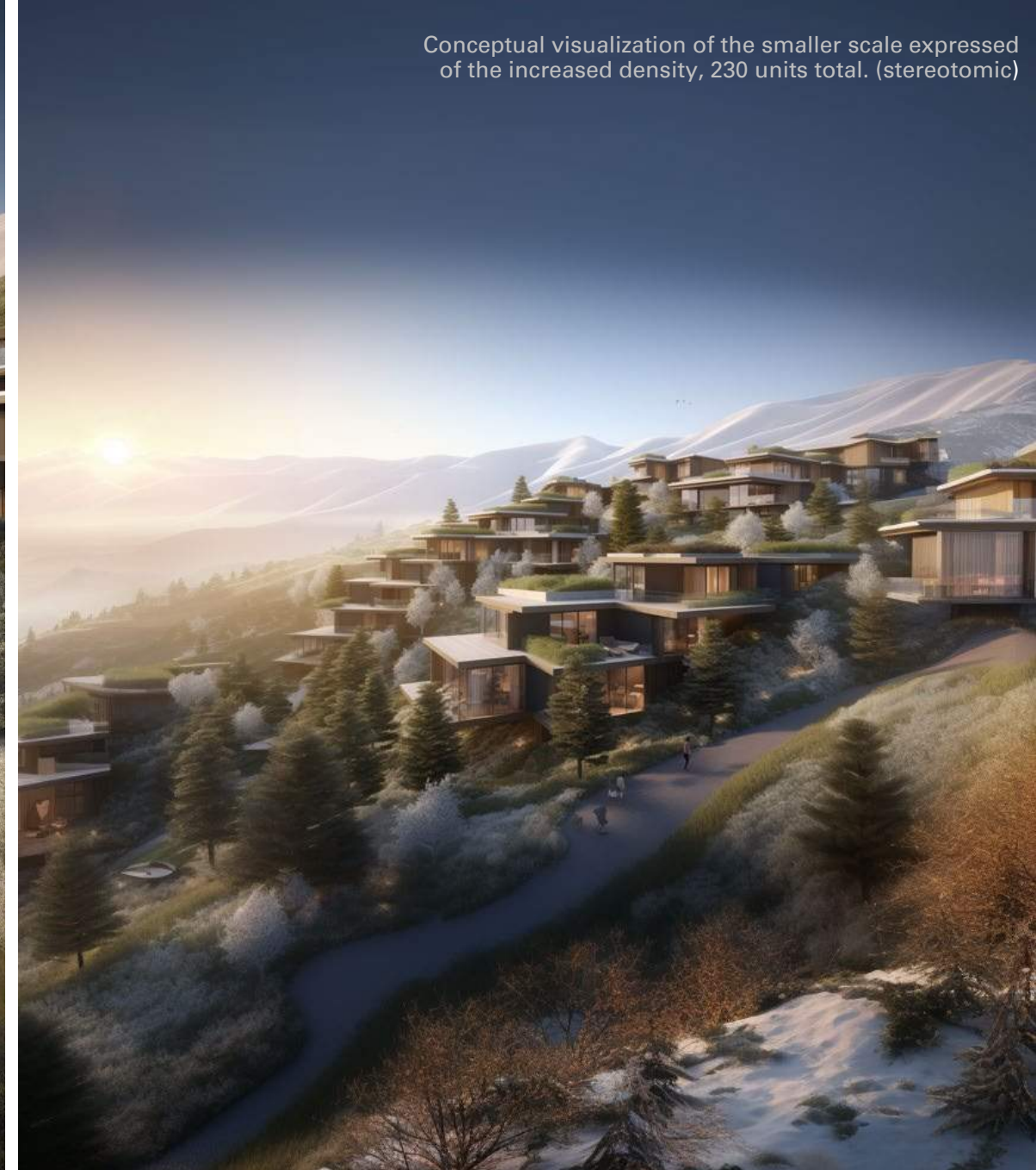
illust. 43.1 - east view of the massing as it relates to the lower hillside (Stereotomic)



illust. 43.2 - south birdseye view looking north east towards the junction of hwy 248 & hwy 40 (Stereotomic)

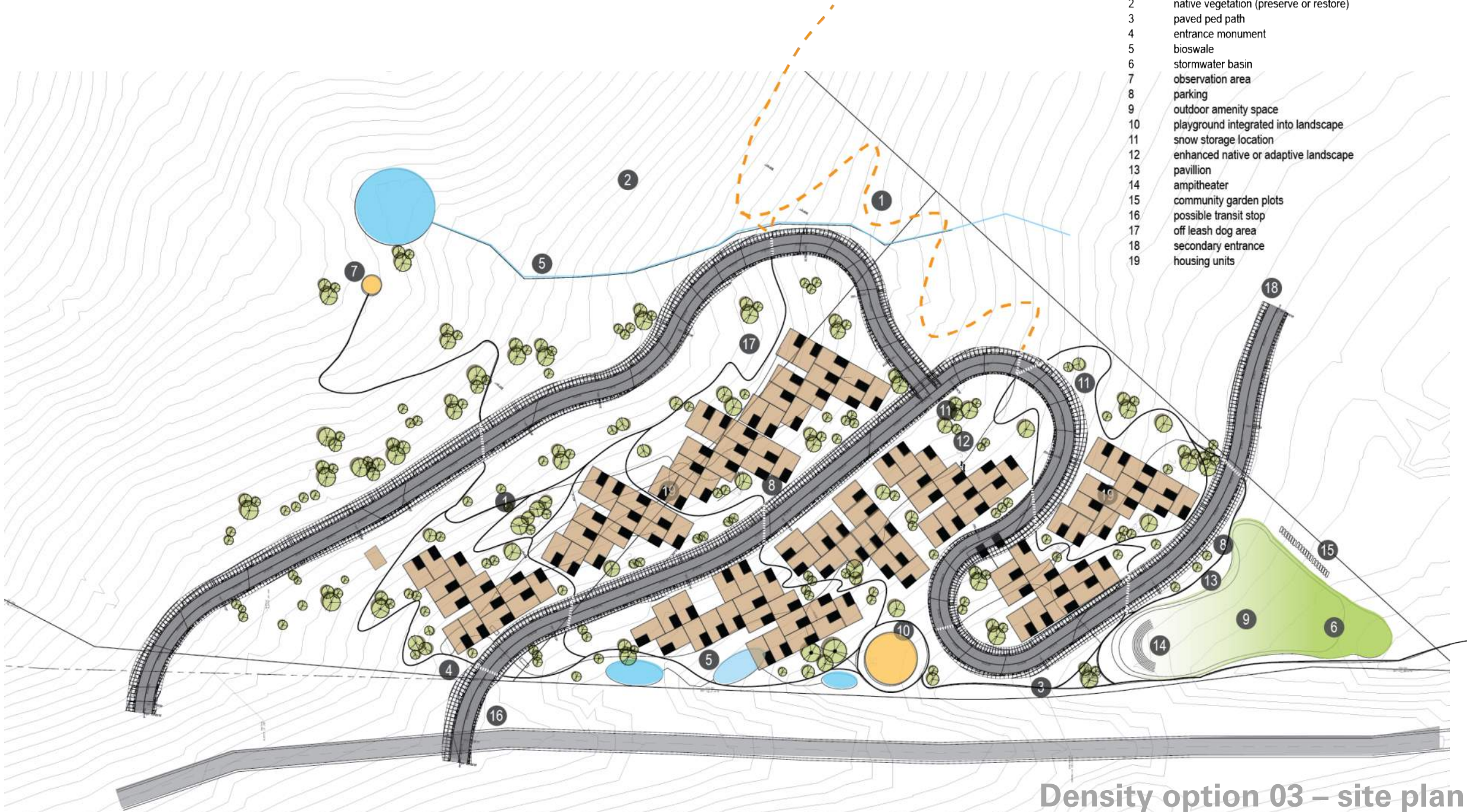


Conceptual visualization of the scale of the multifamily structures with shared entry and shared parking. The low profile structures with shared open areas between the units provide a unique approach to walk-ability and close access to nature. (stereotomic)



Conceptual visualization of the smaller scale expressed of the increased density, 230 units total. (stereotomic)

- 1 mt bike/hike single track
- 2 native vegetation (preserve or restore)
- 3 paved ped path
- 4 entrance monument
- 5 bioswale
- 6 stormwater basin
- 7 observation area
- 8 parking
- 9 outdoor amenity space
- 10 playground integrated into landscape
- 11 snow storage location
- 12 enhanced native or adaptive landscape
- 13 pavilion
- 14 amphitheater
- 15 community garden plots
- 16 possible transit stop
- 17 off leash dog area
- 18 secondary entrance
- 19 housing units



Density option 03 – site plan



illust. 49.1 - east view of the massing as it relates to the lower hillside (Stereotomic)



illust. 49.2 - south birdseye view looking north east towards the junction of hwy 248 & hwy 40 (Stereotomic)



illust. 50.1 - West view of the massing as it relates to the lower hillside (Stereotomic)



illust. 50.2- north birdseye view looking south along hwy 40 (Stereotomic)

Density option 01

Total Units = 90
Total Sq FT = 115,000
Open Space = 89.6%
Units Per Acre = 0.72

Preliminary Budget

\$/Sf	Total Cost	Per Unit Avg
\$450	\$51,7 mil	\$575,000
\$350	\$40.3 mil	\$447,222

Density option 02

Total Units = 150
Total Sq FT = 143,700
Open Space = 89.6%
Units Per Acre = 1.20

Preliminary Budget

\$/Sf	Total Cost	Per Unit Avg
\$450	\$64,6 mil	\$431,100
\$350	\$50,3 mil	\$335,300

Density option 03

Total Units = 230
Total Sq FT = 202,000
Open Space = 89.6%
Units Per Acre = 1.84

Preliminary Budget

\$/Sf	Total Cost	Per Unit Avg
\$450	\$90,9 mil	\$395,217
\$350	\$70,7 mil	\$307,391

Density option 01

Total Units = 90

Total Sq FT = 115,000

Open Space = 89.6%

Units Per Acre = 0.72

Preliminary Budget

\$/Sf	Total Cost	Per Unit Avg
\$450	\$51,7 mil	\$575,000
\$350	\$40.3 mil	\$447,222

Density option 02

Total Units = 150

Total Sq FT = 143,700

Open Space = 89.6%

Units Per Acre = 1.20

Preliminary Budget

\$/Sf	Total Cost	Per Unit Avg
\$450	\$64,6 mil	\$431,100
\$350	\$50,3 mil	\$335,300

Density option 03

Total Units = 230

Total Sq FT = 202,000

Open Space = 89.6%

Units Per Acre = 1.84

Preliminary Budget

\$/Sf	Total Cost	Per Unit Avg
\$450	\$90,9 mil	\$395,217
\$350	\$70,7 mil	\$307,391

Density Comparisons



KINGS CROWN - 2019

illust. 52.1 - (<https://www.parkcitykingscrown.com/>)



PARK CITY HEIGHTS - 2013

illust. 52.2- (<https://ivoryhomes.com/community-details/>)

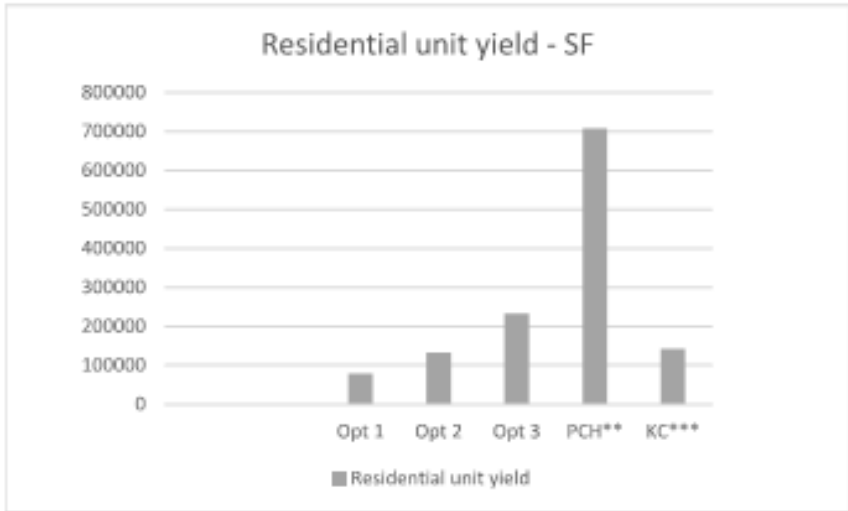
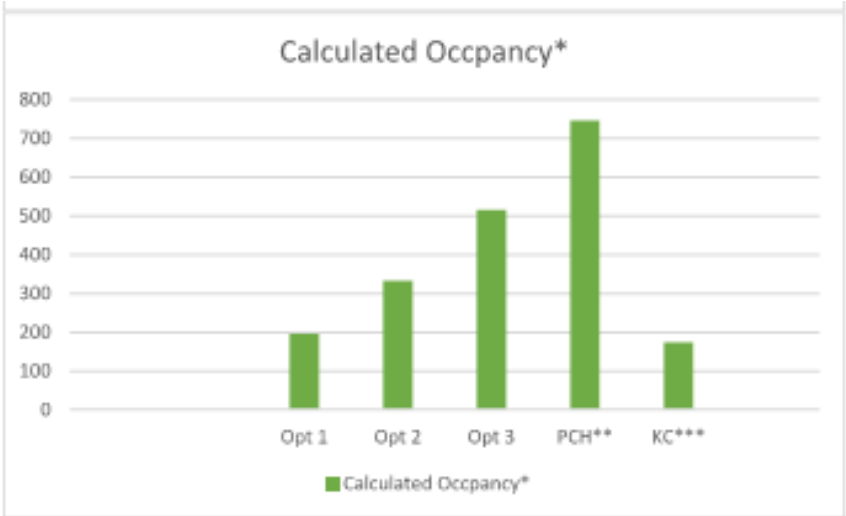
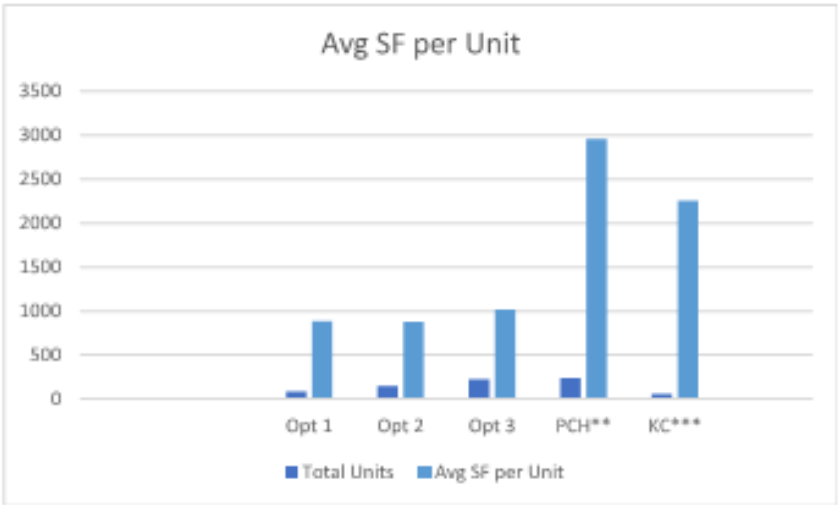
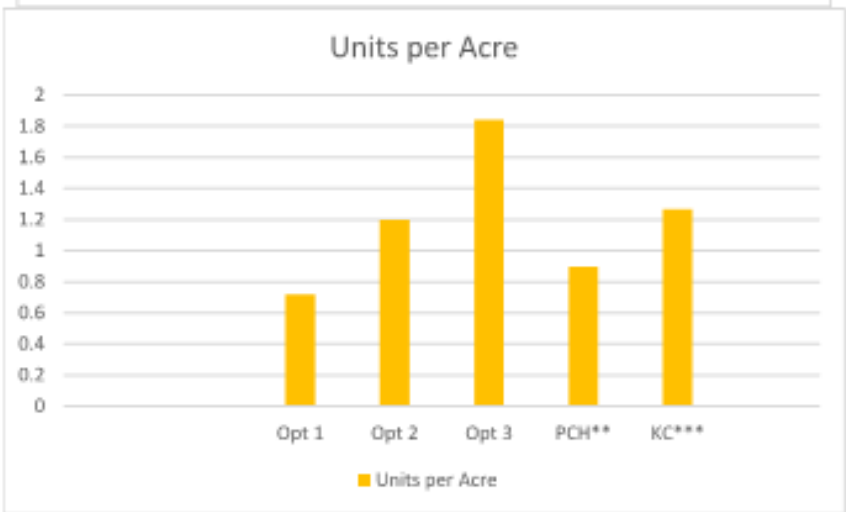
Comps	Total Units	Parking	Residential unit yield	Units per Acre	Avg SF per Unit	Calculated Occpancy*	Open Space %	Units per Developed Area
Opt 1	90.00	105	79,375	0.36	881.94	196.80	89.61%	6.93
Opt 2	150.00	163	131,875	0.60	879.17	332.40	89.61%	11.56
Opt 3	230.00	270	233,500	0.92	1,015.22	516.00	89.61%	17.72
PCH**	239.00	517	707,000	0.90	2,958.16	745.20	71.55%	3.51
KC***	63.00	112	142,129	1.27	2,256.02	174.00	74.67%	16.58

* based on figures provided by Mountainlands Housing

** reference data provided as a means for general comparison, sourced from www.parkcitykingscrown.com 9/12/2023 & Park City Planning commission documents

*** reference data provided as a means for general comparison, sourced from Park City Planning commission documents

Density Comparisons



Density Traffic Impact

Table 61.1 - Roadway Level of Service Peak Hour Two-Way Traffic Thresholds

Level of Service	Peak Hour Traffic Capacity Estimates
	2 Lanes
LOS B or better	≤ 1,098
LOS C	1,099 – 1,215
LOS D	> 1,215

Source: Fehr & Peers, based on FDOT Generalized Peak Hour Two-Way Volumes for developed areas less than 5,000 population, adjusted for non-state signalized roadway.

Existing Threshold for LOS

Table 61.2 - Peak Hour Two-Way Volumes on Richardson Flat Road

Peak Hour	Background ¹	Project ²	Plus Project
AM	214	116	330
PM	172	113	285

- 1. From turning movement counts at the SR-248 / Richardson Flat Road intersection counted in 2020.
- 2. Estimated for proposed Clark Ranch development, as shown in Table 1.

Source: Fehr & Peers

existing

Projected w 290 units

Utilities

table 55.1 - Clark Ranch Culinary Water Demand & Storage Estimates (Talisman Civil)

Indoor Demand					
ERC's	Peak Day Demand per ERC	Peak Day Demand (GPD)	Peak Day Demand (GPM)	Storage per ERC (Gal)	Required Storage (Gal)
230	800	184,000	127.78	400	92,000
Outdoor Demand					
Acres	Demand Per Acre (GPM)	Peak Day Demand (GPD)	Peak Day Demand (GPM)	Storage Per Acre (Gal)	Required Storage (Gal)
5.00	3.39	24,408	16.95	1,873	9,365
	GPD	GPM			
Indoor Demand	184,000	127.78		Indoor Storage	92,000
Outdoor Demand	24,408.00	16.95		Outdoor Storage	9,365
Total Demand	208,408	144.73		Total Required Storage (Gal)	101,365

The proposed culinary water system for Clark Ranch will connect to an assumed 8" stub off the cul-de-sac of Calamity Lane in Phase 5 of Park City Heights.

table 56.1 - Clark Ranch Sanitary Sewer Demand Calculation, for highest proposed density (230 units) (Talisman Civil)

Unit Type	Unit Count	Occupants per Unit	# of Occupants	Demand (GPD) (100gpd/occupant)	Demand (GPM)	Demand (RE)
Studio	10	1.2	12	1,200	0.83	3.75
1 Bedroom	80	1.2	96	9,600	6.67	30
2 Bedroom	80	2.4	192	19,200	13.33	60
3 Bedroom	60	3.6	216	21,600	15.00	67.5
Multi Family (4BF)	0	4.8	0	0	0.00	0
Total			516	51,600	36	161.25

Total capacity without any upgrade to existing = 229 RE

Projected Costs – Horizontal Infrastructure

Clark Ranch, Phase 1 Estimate					
Item		Unit	Unit Price	Quantity	Cost
Site Preparation and Demolition					
1	Clear and Grub	S.F.	\$2	110,645	\$221,290
				Subtotal	\$221,290
Site Improvements					
2	Cut	C.Y.	\$20	3,737	\$74,740
3	Fill	C.Y.	\$10	8,653	\$86,530
4	4" Asphalt Paving	S.Y.	\$27	6,264	\$169,128
5	9" Road Base Material	C.Y.	\$52	1,566	\$81,432
6	Type "G" Curb and Gutter - Catch	L.F.	\$28	2,286	\$64,008
7	Type "G" Curb and Gutter - Spill	L.F.	\$28	2,155	\$60,340
8	Retaining Walls (Concrete)	S.F.	\$50	21,194	\$1,059,700
9	Shoulder Landscape	S.F.	\$2	24,298	\$48,596
				Subtotal	\$1,644,474
Utility Improvements					
10	Connect to Existing Water Stub	Each	\$2,000	1	\$2,000
11	10" C-900 PVC Pipe	L.F.	\$125	2,221	\$277,625
12	PRV Station	Each	\$100,000	1	\$100,000
13	Connect to Existing Sewer Stub	Each	\$2,000	1	\$2,000
14	8" SDR-35 PVC Pipe	L.F.	\$100	2,218	\$221,800
15	Sewer Manhole	Each	\$5,000	5	\$25,000
16	15" Class III RCP Pipe	L.F.	\$150	2,215	\$332,250
17	Detention/Retention Volume	C.Y.	\$20	2,250	\$45,000
18	Storm Drain Inlet	Each	\$5,000	9	\$45,000
19	4" PVC Electrical Conduit	L.F.	\$10	2,214	\$22,140
20	4" PVC Communications Conduit	L.F.	\$10	2,215	\$22,150
21	Additional Electrical Appurtenances	L.S.	\$250,000	1	\$250,000
				Subtotal	\$1,344,965
Sub Total		\$3,210,729			
20% Contingency		\$642,146			
Total		\$3,852,875			

Table 66.1 - Clark Ranch Frontage Road Improvements Cost Estimate (Talisman Civil)

Frontage Road					
Item		Unit	Unit Price	Quantity	Cost
Site Preparation and Demolition					
1	Clear and Grub	S.F.	\$1	208,747	\$208,747
				Subtotal	\$208,747
Site Improvements					
2	4" Asphalt Paving	S.Y.	\$27	15,289	\$412,803
3	9" Road Base Material	C.Y.	\$52	3,823	\$198,796
4	Type "G" Curb and Gutter	L.F.	\$28	7,645	\$214,060
				Subtotal	\$825,659
Sub Total		\$1,034,406			
20% Contingency		\$206,881			
Total		\$1,241,287			

Total development Cost (phase 1)

\$5,094,162

Projected Costs – Horizontal Infrastructure

Clark Ranch, Phase 2 Estimate					
Item		Unit	Unit Price	Quantity	Cost
Site Preparation and Demolition					
1	Clear and Grub	S.F.	\$2	99,980	\$199,960
				Subtotal	\$199,960
Site Improvements					
2	Cut	C.Y.	\$20	32,275	\$645,500
3	Fill	C.Y.	\$10	1,228	\$12,280
4	4" Asphalt Paving	S.Y.	\$27	4,375	\$118,125
5	9" Road Base Material	C.Y.	\$52	1,094	\$56,888
6	Type "G" Curb and Gutter - Catch	L.F.	\$28	1,533	\$42,924
7	Type "G" Curb and Gutter - Spill	L.F.	\$28	1,619	\$45,332
8	Retaining Walls (Concrete)	S.F.	\$50	37,226	\$1,861,300
9	Shoulder Landscape	S.F.	\$2	17,239	\$34,478
				Subtotal	\$2,816,827
Utility Improvements					
10	Connect to Existing Water Stub	Each	\$2,000	1	\$2,000
11	10" C-900 PVC Pipe	L.F.	\$125	1,615	\$201,875
12	Connect to Existing Sewer Stub	Each	\$2,000	1	\$2,000
13	8" SDR-35 PVC Pipe	L.F.	\$100	1,598	\$159,800
14	Sewer Manhole	Each	\$5,000	4	\$20,000
15	15" Class III RCP Pipe	L.F.	\$150	1,583	\$237,450
16	Storm Drain Inlet	Each	\$5,000	9	\$45,000
17	4" PVC Electrical Conduit	L.F.	\$10	1,574	\$15,740
18	4" PVC Communications Conduit	L.F.	\$10	1,578	\$15,780
19	Additional Electrical Appurtenances	L.S.	\$250,000	1	\$250,000
				Subtotal	\$949,645
Sub Total		\$3,966,432			
20% Contingency		\$793,286			
Total		\$4,759,718			

Total development Cost (phase 1 + 2)

\$9,853,880

Projected Costs

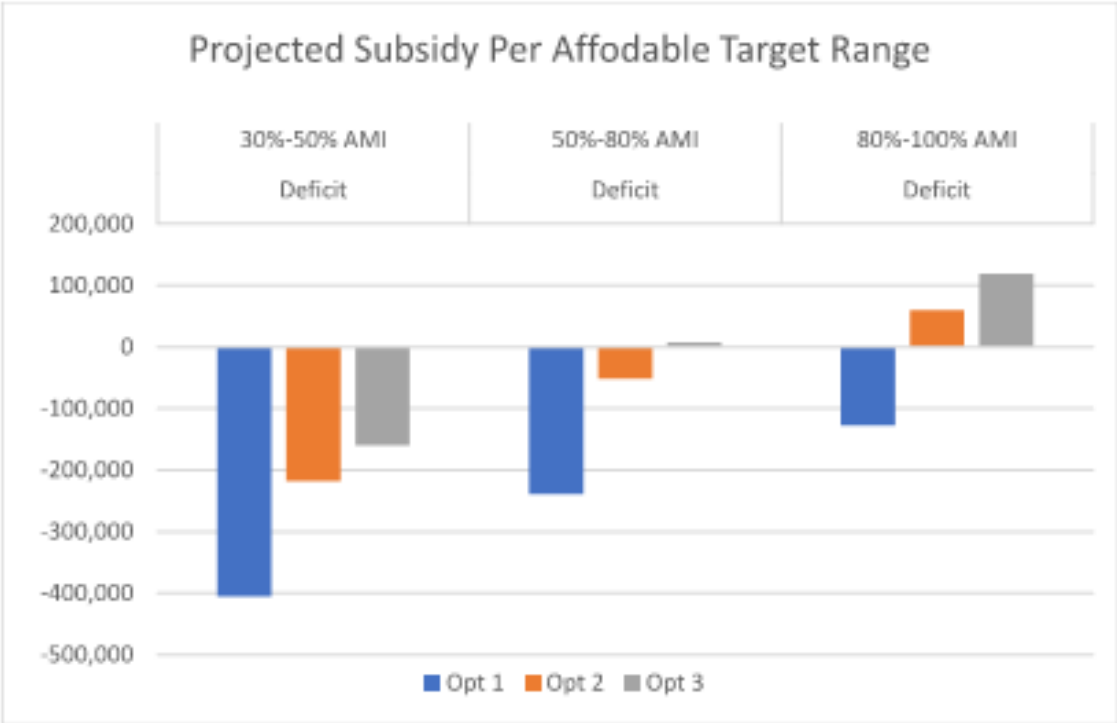
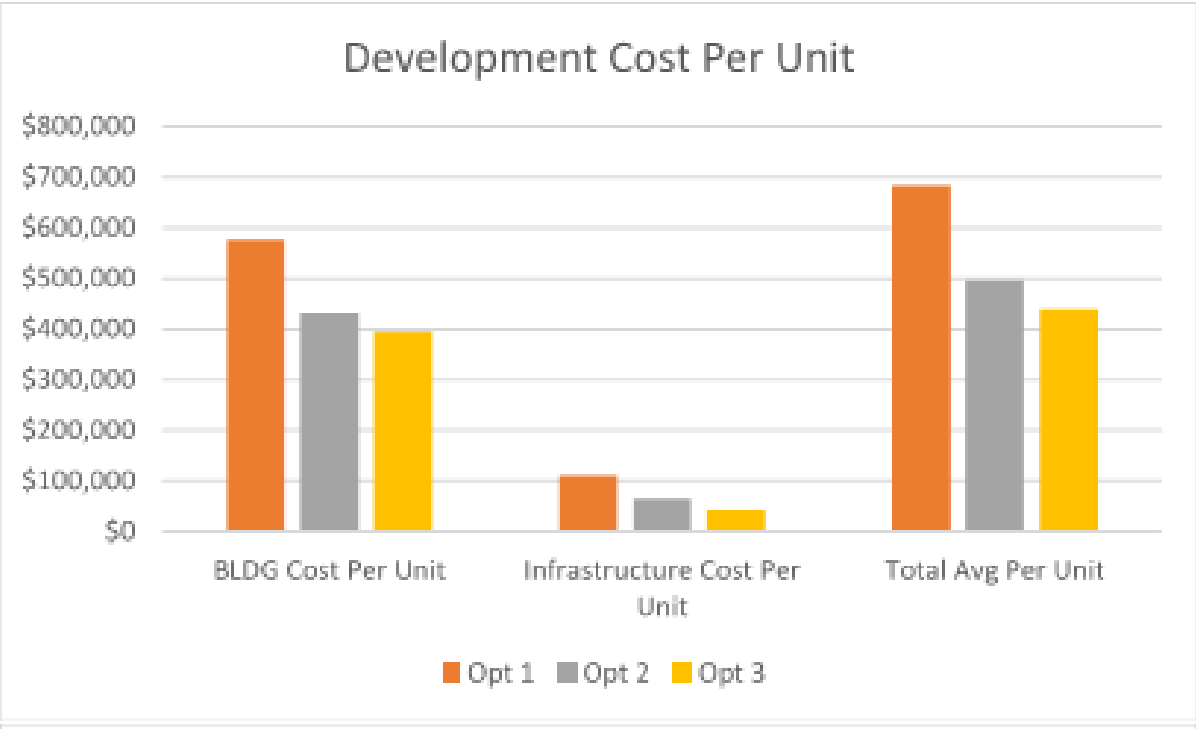
Total Development							
	bldg cost		infrastructure cost			totals	
	Low Range (\$350 sf)	High Range (\$450)	utilities	roads	misc.	low	high
Opt 1	\$40,250,000	\$51,750,000	\$2,294,610	\$6,123,838	\$1,435,432	\$50,103,880	\$61,603,880
Opt 2	\$50,295,000	\$64,665,000	\$2,294,610	\$6,123,838	\$1,435,432	\$60,148,880	\$74,518,880
Opt 3	\$70,700,000	\$90,900,000	\$2,294,610	\$6,123,838	\$1,435,432	\$80,553,880	\$100,753,880

Table 67.2 - Clark Ranch Total Construction Cost Estimates (Talisman Civil & Stereotomic)

Projected Costs

Affordable Unit Cost Limit+						
	30%-50% AMI		50%-80% AMI		80%-100% AMI	
	Max. Mortgage Loan Amt.	Deficit	Max. Mortgage Loan Amt.	Deficit	Max. Mortgage Loan Amt.	Deficit
Opt 1	278,650	-\$405,838	\$445,780	-\$238,708	557,270	-\$127,218
Opt 2	278,650	-\$218,143	\$445,780	-\$51,013	557,270	\$60,477
Opt 3	278,650	-\$159,410	\$445,780	\$7,720	557,270	\$119,210

Table 68.1 - Clark Ranch Affordable Unit Cost Comparison table. This table assumes all the units developed as part of each of the density options would be affordable units. The "Maximum Mortgage Loan Amount" is referenced from Affordability Calculator from the Utah Afford-ability Housing Forecast tool, 2021 - Table 6, "Park City's Housing Needs Assessment 2021" prepared by Wood, James. pg 24 (Talisman Civil & Stereotomic)



Option Pros & Cons

Density Scenario - Pros and Cons Comparison		
	Con's	Pro's
Opt 1	Highest cost per unit	Lowest density per developable acres
	Least efficient use of existing infrastructure	lowest footprint on the land
	Highest level of finanacial subsidies required for affordable prices	Ability to develop only Phase 1
Opt 2	Mix of medium sized MF stacked flat massings	Balance between Density and infrastructure cost
	Requires financial subsidies to provide affordable prices	Stacked flat massing in the least intrusive portion of lot
	groups unit types together (townhomes vs stacked flats)	Most efficient using only 1 Phase
Opt 3	Requires Ph 1 & Ph 2 to achieve full unit count	Lowest cost per unit
	Highest density per developable area	Makes the most of the existing site / infrastructure
	Stepped massing is complex to build	Potential for positive cash flow (no subsidies)